

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** FPL/Orchid Substation  
Site Plan Review  
645 S.W. 2 Avenue

**Case #:** 97-R-02

**Date:**  
8/27/02

**Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide the following engineering drawings for review and approval prior to final DRC authorization:
  - a) Paving, Grading, and Drainage Plan
  - b) Water and Sewer Plan (if any are proposed to serve the site)
3. The engineer shall prepare a complete paving and drainage plan which provides existing and proposed grades and demonstrates the size, type, extent, location, and calculation (criteria) for that storm water management system described by Patrick J. Ferland, P.E. This design documentation is required in accordance with comment 1 above prior to applicant receiving final Engineering DRC authorization.
4. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
5. Specific proposed grades need to be added to the paver brick insets at each intersection as shown on the site plan. These areas need to have surface water directed to an on site retention/detention system.

**DRC**  
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**REPORT**

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** FPL Orchid Substation

**Case #:** 97-R-02

**Date:** 8-27-02

**Comments:**

- 1) Flow test required
- 2) Civil plan required showing location of hydrant

**DRC**  
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**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Florida Power & Light/FPL Orchid  
Substation

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**Date:** August 27, 2002

**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
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**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Florida Power & Light/FPL Orchid  
Substation

**Case #:** 97-R-02

**Date:** 8/27/02

**Comments:**

1. Provide the calculations that demonstrate that the site "net lot area" requirements are met.
2. Add rain sensor requirement to irrigation note.
3. Indicate any utilities that would affect proposed planting on the Landscape Plan.
4. Indicate any existing trees or palms on site (if any).

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Division: Planning

Member: Chris Barton  
828-5849

Project Name: FPL/Orchid substation

Case #: 97-R-02

Date: August 27, 2002

#### **Comments:**

The proposal is for a 33,950s.f. Electrical substation located on a 1.3 acre site in the Downtown Regional Activity Center in the SMU zoning district. The application is being reviewed as a Public Purpose Use under the provisions of ULDR Section 47-18.26 which allows that publicly owned structures may be permitted in any zoning district and that requested relief from certain zoning requirements may be approved by the City Commission.

1. The proposal is located within the RAC-SMU Zoning District. Site plan approval under the provisions of ULDR Section 47-28.26 are subject to Planning and Zoning Board review and recommendation which shall then be forwarded to the City Commission and approved as an Ordinance with two Public Hearings.
2. The applicant is requesting relief from the uses permitted within the RAC-SMU, and the limits to the heights of walls allowed within the district. Please verify that these are the only provisions from which relief is being requested. The dimensional and site requirements for this proposal are as stated in ULDR Section 47-13.20.K, All Other RAC Streets.
3. Discuss uses permitted within the RAC-SMU district and revise the text Justification Statement to provide additional information as to the anticipated service area of the proposed facility and revisions to the service areas of existing facilities.
4. Provide lighting fixture and pole details (height, type, shield et. al.) for all exterior lights both within and outside the proposed walled enclosure.
5. The parking requirement has been determined to be most like that for a telecommunications tower facility as per ULDR Section 47-18.11. Show on the site and landscape plans the location and limits of the required single parking space. Discuss with Zoning Rep.
6. Indicate adjacent building outlines on the site plan and in all elevations.
7. Indicate any curbing for all roadways and driveway radii. Discuss with the Engineering representative.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

8. Include in the text narrative an outline of the proposed operations (hrs. of operation, uses, security, servicing et. al.).
9. Indicate on the site and landscape plans, all enclosed buildings and all proposed signage on site and provide details.
10. Label and show all colors on the elevations prior to submittal to the Planning and Zoning Board.
11. As per ULDR Sec. 47-19.2, all mechanical equipment outside of the walled enclosure must be screened. Discuss with the Zoning Rep. at the meeting.
12. Provide a copy of the most current recorded plat for the proposed site. Applicant may provide documentation verifying that the site does not require amendments to the plat by a verification letter from Broward Co. Planning Council, et. al.
13. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.
14. Additional comments may be forthcoming at DRC meeting.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Police

**Member:** Det. Caryn Cleary-Robitaille  
(954) 828-6419

**Project Name:** Florida Power & Light/FPL Orchid  
Substation

**Case #:** 97-R-02

**Date:** August 27, 2002

**Comments:**

What measures will be taken to secure this site and the building?

A perimeter alarm system is recommended for all exterior entrances.

Impact resistant glass is recommended for any glass areas.

The warehouse door should have a secondary locking system.

Exterior doors should be metal, encased in metal frames, with steel lock guards placed over key areas.

Please submit comments in writing prior to DRC sign-off.

**DRC**  
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**REPORT**

Division:       Zoning

Member:   Terry Burgess  
              (954) 828-5913

Project Name:   Florida Power & Light/  
                    FPL Orchid Substation

Case #:       97-R-02

Date:           08/27/02

**Comments:**

1.   Public purpose use requires a Site Plan Level IV review.
2.   Provide a photometric lighting plan pursuant to Section 47-20.14 prior to final DRC review.
3.   Vacation of Utility Easement required prior to final DRC review.
4.   Additional comments may be forth coming at the DRC meeting.